

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2205 NORTH LAMAR BOULEVARD AND 2209 SHOAL CREEK BOULEVARD IN THE WEST UNIVERSITY NEIGHBORHOOD AREA FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-mixed use conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district to general office-mixed use conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property (the "Property") described in Zoning Case No C14-2007-0013, on file at the Neighborhood Planning and Zoning Department, as follows

Parcel One Lots 15, 16, and the south part of Lot 14, Shoal Creek Boulevard Lots Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 218, of the Plat Records of Travis County, Texas, the same tracts described as 0.648 acres in a deed of record in Document No 2005054997, of the Official Public Records of Travis County, Texas (2205 North Lamar Blvd - Tract 43), and

Parcel Two Lot 13, Resubdivision of Lots 11, 12, and 13, Shoal Creek Boulevard Lots Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 4, of the Plat Records of Travis County, Texas, the north part of Lot 14, Shoal Creek Boulevard Lots, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 218, of the Plat Records of Travis County, Texas, and a portion of West 22 1/2 Street as vacated in Ordinance No 630117-A and recorded in Volume 2570, Page 647, Deed Records of Travis County, Texas, the same tracts described in a deed of record in Document No 2005059780, of the Official Public Records of Travis County, Texas, (2209 Shoal Creek Blvd - Tract 44),

1 locally known as 2205 North Lamar Boulevard and 2209 Shoal Creek Boulevard, in the  
2 City of Austin, Travis County, Texas, and generally identified in the map attached as  
3 Exhibit "A"

4  
5 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
6 Property may be developed and used in accordance with the regulations established for the  
7 general office (GO) base district, the mixed use (MU) combining district, and other  
8 applicable requirements of the City Code

9  
10 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
11 established by this ordinance is subject to the following conditions

- 12  
13 A A residential unit may not exceed 1,285 square feet of gross floor area
- 14  
15 B A site plan or building permit for the Property may not be approved, released, or  
16 issued, if the completed development or uses of the Property, considered cumulatively  
17 with all existing or previously authorized development and uses, generate traffic that  
18 exceeds 2,000 trips per day
- 19  
20 C Height restrictions on the Property apply as follows
- 21  
22 1 A building or structure may not exceed a height of 575 feet above sea level on  
23 the property described as Tract 1 in Exhibit "B" incorporated into this  
24 ordinance
- 25  
26 2 A building or structure may not exceed a height of 570 feet above sea level on  
27 the property described as Tract 2 in Exhibit "B" incorporated into this  
28 ordinance

29  
30 **PART 4.** The Property is subject to Ordinance No 040826-57 that established the West  
31 University neighborhood plan combining district, as amended by Ordinance No 041007-  
32 32

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2007

2  
3 **PASSED AND APPROVED**

4  
5  
6 \_\_\_\_\_, 2007

7 §  
8 §  
9 §

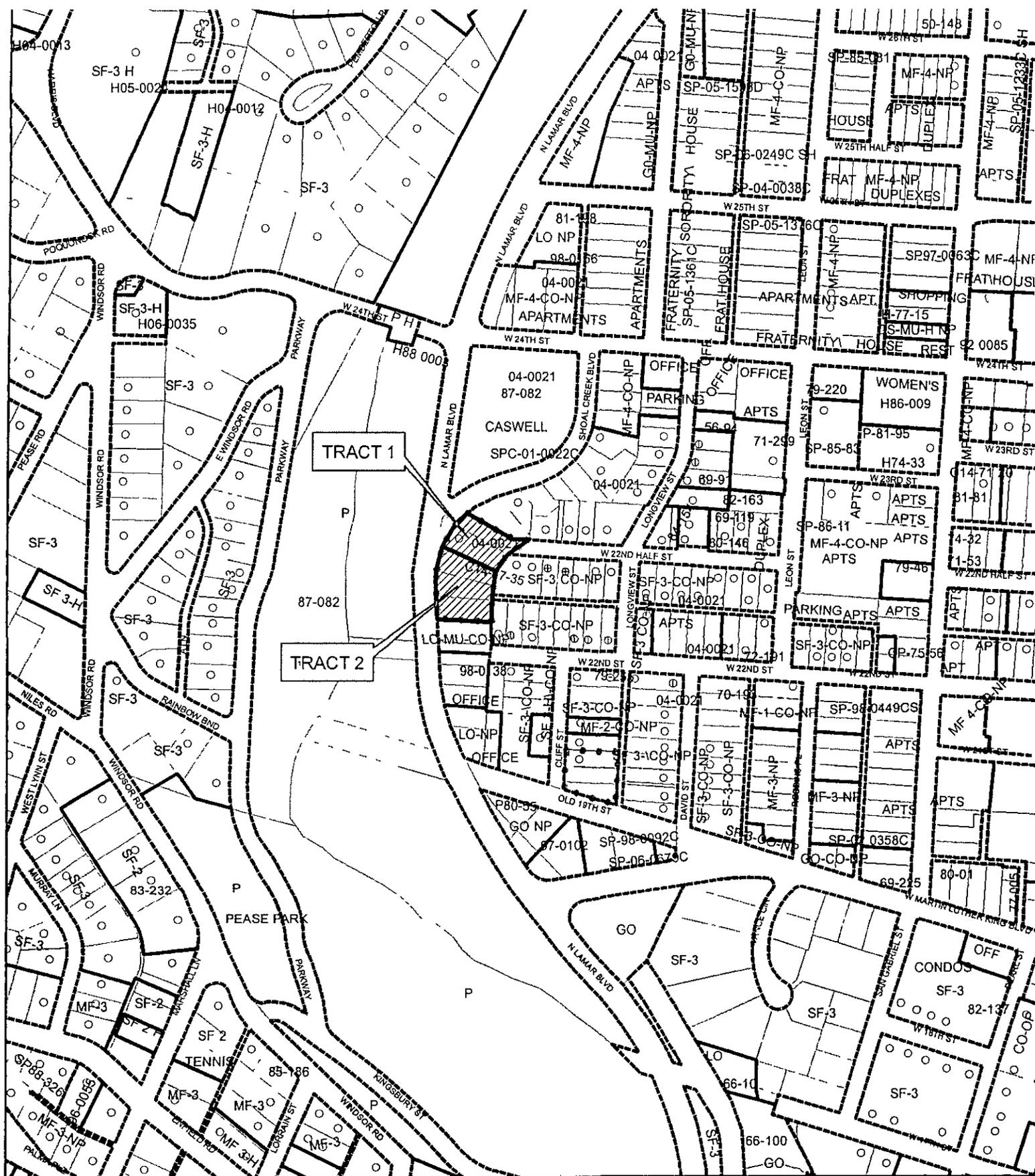
10 Will Wynn  
11 Mayor

12 **APPROVED:** \_\_\_\_\_

13 **ATTEST:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

Shirley A Gentry  
City Clerk



**EXHIBIT A ZONING**

**CASE#** C14-2007-0013  
**ADDRESS** 2205 N LAMAR BLVD & 2209 SHOAL CREEK BLVD  
**SUBJECT AREA** 1 378  
**GRID** HN24  
**CASE MANAGER** J ROUSSELIN

**N**

Subject Tract

Pending Cases

Zoning Boundary

1" = 400'



This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

DESCRIPTION FOR CASWELL LOFTS L P – CENTRO PARTNERS DEVELOPMENT CO

BEING 0.27 acres in Travis County, Texas, the East 90 foot of Lot 13 of the Resubdivision of Lots 11, 12, and 13 of the Shoal Creek Boulevard Lots Addition (4/4 Plat Records) Also included is a portion of West 22 1/2 Street as vacated by City of Austin Ordinance # 630117-A of record in Vol 2570, Pg 647, Deed Records This property was conveyed to Caswell Lofts L P as described in Doc 2005059780 (3 tracts), of the Official Public Records of Travis County, Texas (OPRTCT) This tract was surveyed on the ground in November of 2006, by William F Forest, Jr, Registered Professional Land Surveyor No 1847 Survey note The bearing basis for this survey is the monumentation found on the North line of this property as shown on the attached survey plat

BEGINNING at a 1 inch galvanized iron pipe found at the Northeast corner of Lot 13 at the Southeast corner of Lot 11 of the Shoal Creek Blvd Lots Addition

THENCE with the East boundary of the Caswell Lofts L P property, setting iron pins at bends as follows, S 55 deg 29 min 49 sec W 82.89 feet, continuing with the West boundary of the P J Lawless Addition as follows, S 36 deg 42 min 45 sec W 64.76 feet to the lower Northeast corner of Height Limitation Tract 2

THENCE with the East boundary of the Height Limitation Tract 2, N 65 deg 39 min 00 sec W 92.14 feet, N 36 deg 42 min 45 sec E 99.38 feet, and N 55 deg 29 min 49 sec E 26.99 feet to a point in the North line of Lot 13 at the Northeast corner of Tract 2

THENCE with the North line of the former 22 1/2 Street, with the North line of the property conveyed to Caswell Lofts L P (Doc 2005059780), & with the South line of Lot 11 of Shoal Creek Lots Addition, S 61 deg 35 min E 64.69 feet to an iron pin found, and S 86 deg 24 min 37 sec E 52.52 feet to POINT OF BEGINNING

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF WILLIAMSON

I, WM F FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision This description is true and correct to the best of my knowledge and belief The attached plat identifies the monumentation and records for the subject tract Note Building construction hereon is ongoing, and staking for this property is incomplete as shown on the attached plat

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 17th day of April of 2007 A.D

*William F Forest Jr*  
WM F FOREST JR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 1847

File Proj Caswell Lofts 575 Height doc



REFERENCES TCAD PROPERTY ID 112381 ALTERNATE ID REF 0113000348

## DESCRIPTION FOR CASWELL LOFTS L P - CENTRO PARTNERS DEVELOPMENT CO

BEING 1 11 acres in Travis County, Texas, including portions of Lots 14, 15 and 16 of the Shoal Creek Boulevard Lots Addition (3/218 Plat Records), and part of Lot 13 of the Resubdivision of Lots 11, 12, and 13 of the Shoal Creek Boulevard Lots Addition (4/4 Plat Records) Also included is a portion of West 22 1/2 Street as vacated by City of Austin Ordinance # 630117-A of record in Vol 2570, Pg 647, Deed Records This property was conveyed to Caswell Lofts L P as described in Doc 2005054997 (South 0 6428 ac ), and in Doc 2005059780 (3 tracts), of the Official Public Records of Travis County, Texas (OPRTCT) This tract was surveyed on the ground in November of 2006, by William F Forest, Jr , Registered Professional Land Surveyor No 1847 Survey note The bearing basis for this survey is the monumentation found on the North line of this property as shown on the attached survey plat

BEGINNING at a 1 inch galvanized iron pipe found in the East boundary of North Lamar Boulevard at the Southwest corner of the said 0 6428 acre parcel described in Doc 2005054997 (OPRTCT), and at the common West corner between Lots 16 and 17 in said Shoal Creek Blvd Lots Addition.

THENCE with the East boundary of North Lamar Blvd , N 02 deg 10 min 22 sec W 70 34 feet to a nail set in a rock wall, N 02 deg 39 min 03 sec W 45 70 feet to an iron pin found, N 01 deg 31 min 05 sec W 37 29 feet to an "X" chiseled in a concrete driveway, N 14 deg 00 min 15 sec E at 15 00 feet pass an iron pin set, continuing in all 76 81 feet to an iron pin set

THENCE with the South boundary of Shoal Creek Boulevard, setting iron pins at bends in the R O W line as follows, N 31 deg 48 min 54 sec E 79 75 feet, and N 49 deg 07 min 41 sec E 53 14 feet

THENCE with the North line of the former 22 1/2 Street, with the North line of the property conveyed to Caswell Lofts L P (Doc 2005059780), & with the South line of Lot 11 of Shoal Creek Lots Addition, S 61 deg 35 min E 102 51 feet to a point in the North line of the tract

THENCE with the West boundary of the Height Limitation Tract 1, S 55 deg 29 min 49 sec W 26 99 feet, S 36 deg 42 min 45 sec W 99 38 feet, and S 65 deg 39 min 00 sec E 92 14 feet with the South line of Lot 13 to an iron pin set at the southeast corner of tract 1

THENCE with the boundary between Caswell Lofts L P and the P J Lawless Addition, finding iron pins as follows, S 08 deg 59 min 29 sec W 18 99 feet, S 08 deg 20 min 04 sec W 56 07 feet, S 00 deg 01 min 34 sec W 15 50 feet, and S 01 deg 39 min 36 sec W 70 18 feet to a nail found in a rock ledge

THENCE with the South line of Lot 16 and the North line of Lot 17, N 86 deg 16 min 50 sec W 174 73 feet to the POINT OF BEGINNING

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF WILLIAMSON

I, WM F FOREST, JR , do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision This description is true and correct to the best of my knowledge and belief The attached plat identifies the monumentation and records for the subject tract Note Building construction hereon is ongoing, and staking for this property is incomplete as shown on the attached plat

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 17th day of April of 2007, A D

  
WM F FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 1847

File Proj Caswell Lofts 570 Height doc

REFERENCES TCAD PROPERTY ID 112381 ALTERNATE ID REF 0113000348

